

**CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD AGENDA  
THURSDAY, OCTOBER 16, 2008 6:30 P.M.  
CITY HALL – 690 CHESTERFIELD PARKWAY WEST**

**CONFERENCE ROOM 101**

**I. CALL TO ORDER**

**II. PROJECT PRESENTATIONS:**

- A. **Spirit of St. Louis Airpark (Candlewood Suites):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard, north of its intersection with Aviation Museum Road.
  
- B. **The Smokehouse (Annie Gunn's Restaurant):** Amended Architectural Elevations for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

**III. APPROVAL OF MEETING SUMMARIES**

- A. **August 14, 2008**

**IV. OLD BUSINESS**

- A. **ARB Bylaws - Article III: Election of Officers**

**V. NEW BUSINESS**

**VI. ADJOURNMENT**

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).



**I.A.**

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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October 9, 2008

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway  
Chesterfield, Missouri 63017

Re: **Spirit of St. Louis Airpark (Candlewood Suites)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard , north of its intersection with Aviation Museum Road.

Dear Board Members:

Stock and Associates Consulting Engineers, Inc. and Environs Architects have submitted, on behalf of Candlewood Suites, a Site Development Section Plan Architectural Elevations, Landscape Plan and Architects Statement of Design for the above-referenced property. The Department of Planning and Public Works has reviewed their request and submits the following report:

**Submittal Information**

The request is for construction of an extended-stay hotel. Exterior building materials are proposed to be brick, limestone, and exterior insulation and finish system (EIFS). The proposed roof material and design is EPDM and copper standing seam metal, which screening material proposed to be rusticated brick and limestone to match the building. Please see the attached checklist to review the project's compliance with the City of Chesterfield' Design Guidelines.

**Departmental Input**

The project was reviewed for compliance with the City of Chesterfield Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 1156. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not

reviewed during this part of the process and will be reviewed by the Department of Planning.

**Action Requested**

The Department of Planning and Public Works requests action by the Architectural Review Board of the information presented.

Respectfully submitted,



Annissa G. McCaskill-Clay, AICP  
Lead Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal.

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name:** Spirit of St. Louis Airpark (Candlewood Suites)  
**Date of Review:** October 10, 2008

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	<b>X</b>		
B. Vegetation			<b>Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.</b>
C. Site Relationships	<b>X</b>		
D. Pedestrian & Vehicular Circulation	<b>X</b>		
E. Pedestrian Orientation	<b>X</b>		
<b>CHAPTER TWO: Building all Structures</b>			
<b>I. All Structures:</b>			
A. General Architectural Guidelines	<b>X</b>		

<b>Guideline Description</b>	<b>Addressed as Written</b>	<b>Addressed with Modification (1)</b>	<b>Comments and Reference (2)</b>
B. Scale	<b>X</b>		
C. Design	<b>X</b>		
D. Relation to Adjacent Development	<b>X</b>		
E. Material/Colors	<b>x</b>		
<b>II. Residential Structures:</b>			<b>NA</b>
A. General Residential Architecture			
B. Multiple-Family Architecture			
<b>III. Non-residential Structures:</b>			
A. General			
B. Building Equipment Service	<b>X</b>		
C. Fast Food Restaurant Guidelines			<b>NA</b>
D. Auto Service Station Guidelines			<b>NA</b>
E. Shopping Center Guidelines			<b>NA</b>
F. Chesterfield Valley Guidelines	<b>X</b>		

<b>Guideline Description</b>	<b>Addressed as Written</b>	<b>Addressed with Modification (1)</b>	<b>Comments and Reference (2)</b>
<b>CHAPTER THREE: Landscape Design</b>			<b>Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.</b>
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage			<b>Signage is a separate process, however, the developer proposes to utilize a candle flame insignia on the building in lieu of typical signage.</b>
B. Lighting			<b>Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.</b>
C. Utilities	<b>x</b>		
D. Stormwater Drainage	<b>x</b>		
E. Energy Conservation	<b>x</b>		
F. Screening (Fences & Walls)	<b>x</b>		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised:      October 2001  
                               January 2002



# City of Chesterfield

## ARCHITECTURAL REVIEW BOARD Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- Color site plan with contours, site location map, and identification of adjacent uses. **BT STOCK & ASSOCIATES**
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Large exterior material samples. \* **TO BE DELIVERED IN PERSON**
- Photos' reflecting all views of adjacent uses and sites. **BT STOCK & ASSOC.**
- Details for screening, retaining walls, etc. \*
- Section plans highlighting any building off-sets, etc.
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.
- Landscape plan. **BT STOCK & ASSOCIATES (ENCLOSED)**
- Any other exhibits which would aid understanding of design proposal. **PHOTOS**
- Governing ordinance requirements.

\* Denotes that item will be brought to meeting by the petitioner



## ARCHITECTURAL REVIEW BOARD Project Statistics Application

**Project Title:** Candlewood Suites Extended Stay Hotel

**Developer:** HMA, LLC **Architect:** Environs Architects **Engineer:** Stock & Associates

**Location:** 807 Spirit of St. Louis Blvd.

### **PROJECT STATISTICS:**

**Size of site (in acres):** 2.49 acres **Total Square Footage:** 57,870 **Building Height:** 4 stories (43'-6")

**Proposed Usage:** Extended Stay Hotel (R-1)

**Exterior Building Materials:** Brick, limestone, exterior insulation & finish system

**Construction Type:** Combustible protected type 5A - NFPA 13R sprinkler system

**Roof Material & Design:** EPDM and copper standing seam metal roofing

**Screening Material & Design:** Rusticated brick and limestone to match the building

**Landscape Guidelines:**  Commercial  Institutional  Valley  Residential

**Building Setbacks:** 78' **Front** 82'/117' **Side** 85' **Rear** 4 stories **Max Bldg Ht.**            **Min. Lot Req.**

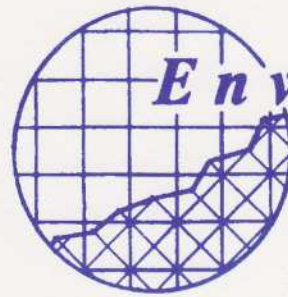
**Description of art or architecturally significant features (if any):** Candle flame insignia mounted on three sides of the building

### **ADDITIONAL PROJECT INFORMATION:**



September 3, 2008

The City of Chesterfield  
Architectural Review Board  
690 Chesterfield Parkway West  
Chesterfield, MO 63017-0760



**Envyrons**  
**Architects-Planners**

6201 West Main Street  
Suite 150  
Maryville, IL 62062

(618) 344-8699  
(800) 974-1677  
FAX (618) 344-8150

Re: Candlewood Suites  
Chesterfield, Missouri

Dear Sirs:

I am pleased to submit the Candlewood Suites Extended Stay Hotel located at 807 Spirit of St. Louis Blvd.

Candlewood Suites Extended Stay Hotels is not dependent on "drive-by" traffic, because of the nature of the extended stay hotel. Candlewood Suites Extended Stay Hotels offer comfortable and affordable studio and one-bedroom suites with full kitchens designed to be dog and pet friendly. Executive desks and home entertainment centers have been provided for the traveler to help them relax. The gazebo provides guests an opportunity for self serve outdoor cooking and dining.

The developer's vision is of long term satisfaction of the guests as well as minimizing undesirable impacts on the surrounding neighbors. This building is located within the setback requirements, power line easements, and drainage ditch easements. This site has been designed in keeping with the open space requirement for the site.

The automobile parking surrounds the building on all sides and are landscaped and bermed in order to provide pleasing views from the main access of Chesterfield Airport Road.

Site lighting is limited to the parking areas and safety lighting around the hotel and will not shine off this site. Care has been taken to minimize spillage of light from the site in consideration of the surrounding property owners.

The trash enclosure will be screened by a minimum 6' tall enclosure constructed of materials similar to the proposed building.

A generous plaza has been included at the front entry on the west side of the building. The building is designed as single phase construction.

The building is set back from the proposed roadway to allow for good visibility for vehicular traffic and bicyclers. The parking proposed provides the most direct and safe access to the building. There are proposed access points to the proposed roadway, and Wings of Hope Blvd.

September 3, 2008

Page Two

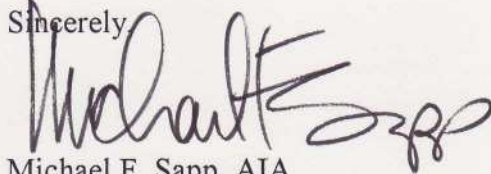
This building has been designed to franchise standards with many upgrades. The base of our building is entirely brick up to the first floor in order to provide a high quality for all users within contact of the building. The brick has been selected from a residential collection with a warm earth tone feeling. The window sills in brick areas are limestone and the footprint of our building has been increased in order to provide more room within the guest areas to maximize comfort.

The exterior of the hotel has been designed using an up-to-date style in an appropriate human scale with multiple offsets and building projections. A diversity of high quality materials have been used to provide a pleasing and harmonious appearance. The exterior insulation and finish system has been scored at the cornice and the beltline coursing to simulate the scale and size of stone in order to emulate traditional stone work. The metal roofing and flashing color has been changed from painted metal to a polished copper. The roof parapets have been designed to screen any rooftop equipment, exhaust hoods and linen chute caps. The corporate signage has been removed from the building façade and replaced with the candle flame insignia used as an architectural feature.

This building is designed with efficient systems that allow control over unoccupied rooms adjusting heating and cooling on systems to lower levels when unoccupied. Utility locations and connections to the building have been coordinated so that all utilities are underground and screened from view or landscaped in order to minimize the visual impact on public streets.

If you have any questions or if additional information will be required please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael F. Sapp", written in a cursive style.

Michael F. Sapp, AIA

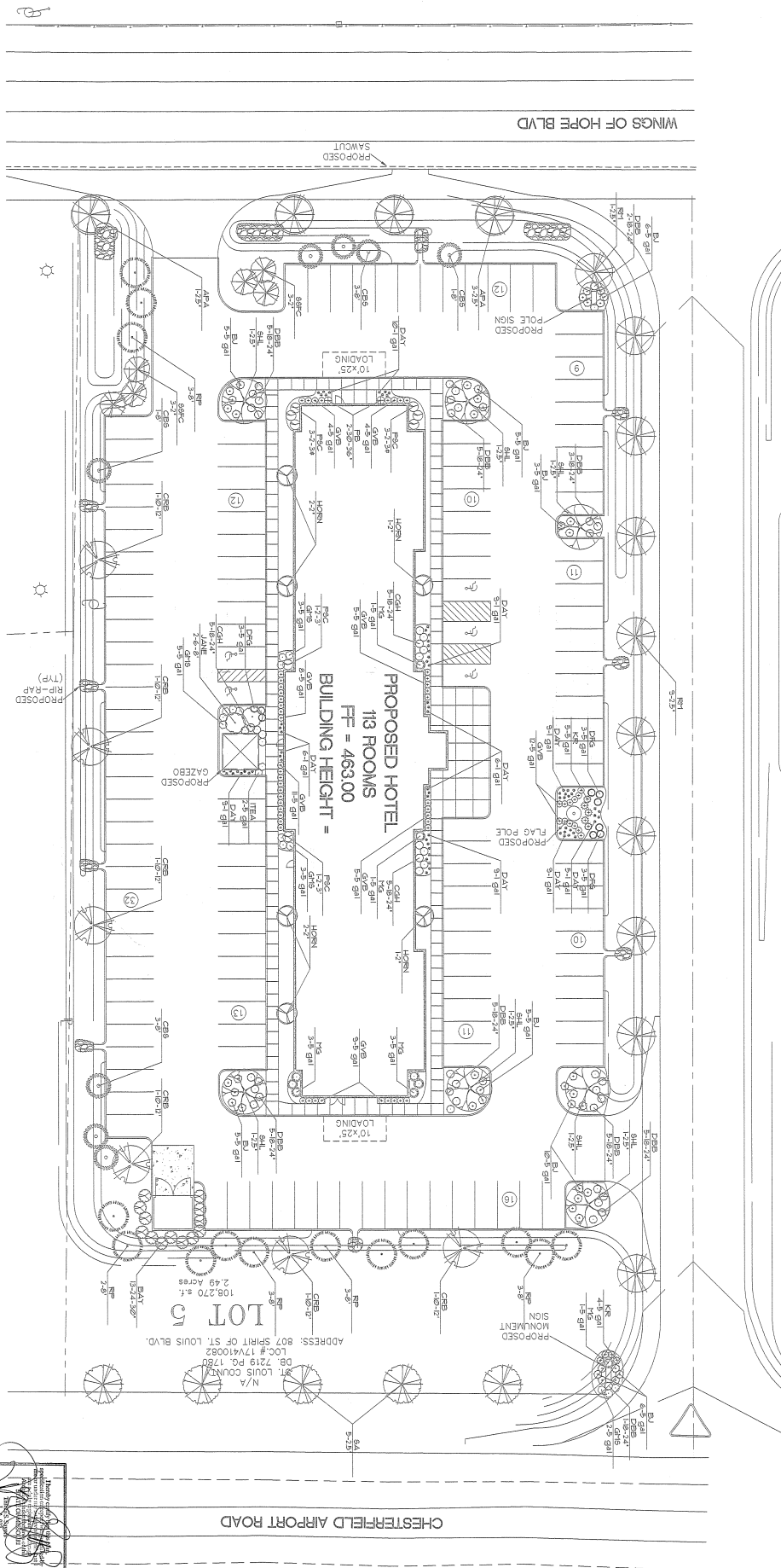
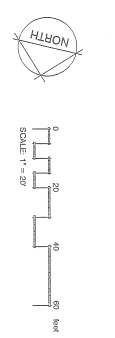
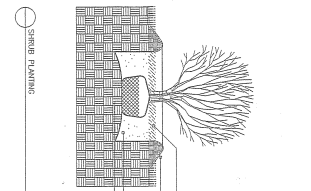
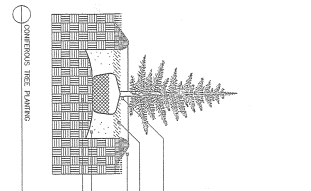
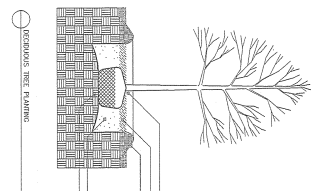
MFS/ssm



**PLANT SCHEDULE**

SYM	POTENTIAL SPECIES	QTY	COLLAR	HEIGHT
01	Quercus macrocarpa	10-12"	Deciduous	45'
02	Quercus bicolor	10-12"	Deciduous	35-40'
03	Quercus prinus	10-12"	Deciduous	45'
04	Quercus alba	10-12"	Deciduous	45'
05	Quercus falcata	10-12"	Deciduous	45'
06	Quercus laevis	10-12"	Deciduous	45'
07	Quercus muhlenbergii	10-12"	Deciduous	45'
08	Quercus rubra	10-12"	Deciduous	45'
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100	Quercus sp.	10-12"	Deciduous	45'

**GREENSPACE CALCULATION:**  
 51,265 sq. Ft. Greenpace Area  
 101,866 sq. Ft. Total Area  
 47.5% Greenpace

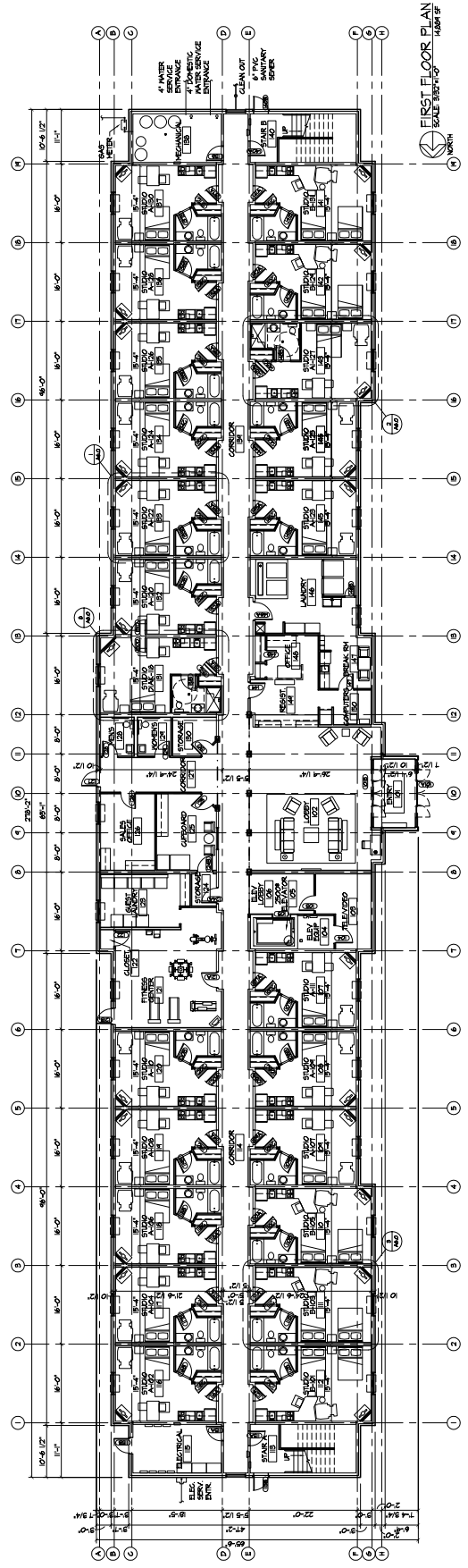


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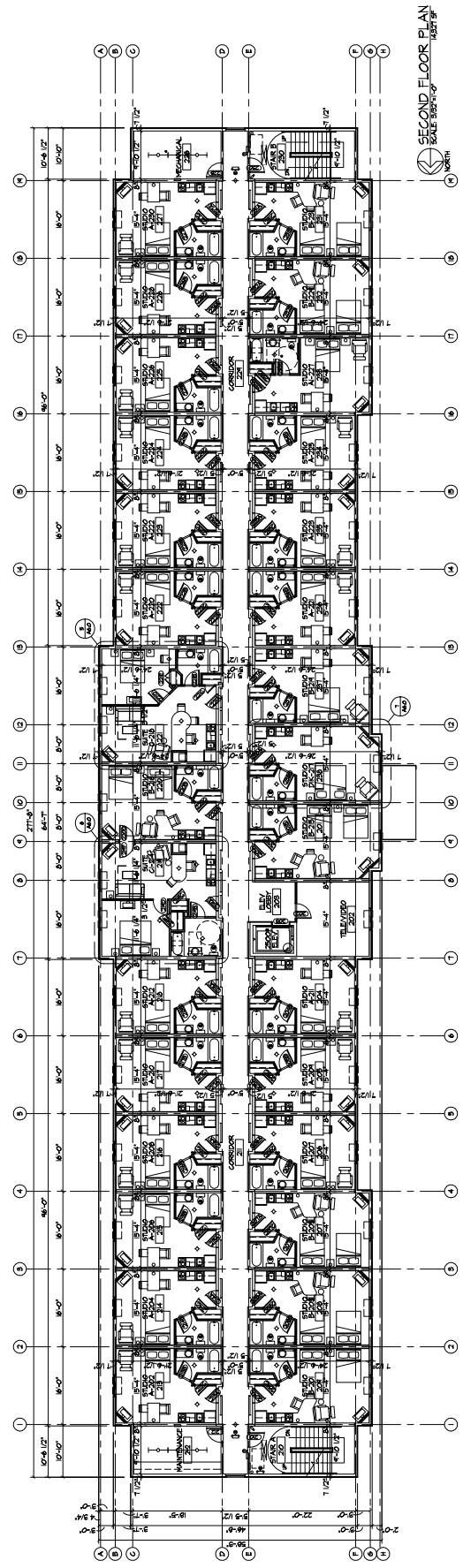
Landscape Planning Plan For:  
**Candlewood Suites**  
 Prepared For:

**BAXTER FARMS and NURSERIES**  
 3411 CREVE COEUR MILL ROAD  
 ST. LOUIS, MISSOURI 63148  
 314/242-4400

Drawn by: **CIA**  
 Scale: **1" = 20'**  
 Date: **1-2-08**  
 Revised:



**FIRST FLOOR PLAN**  
 SCALE: 3/8" = 1'-0"  
 NORTH



SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

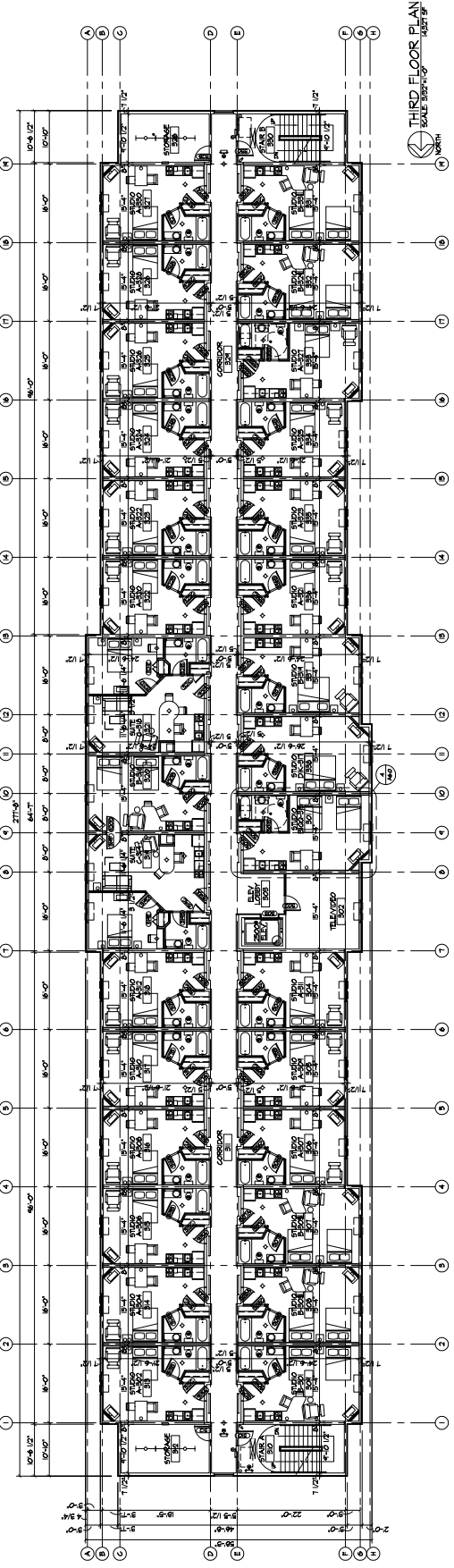
**SHEET**  
**A1.2**

A NEW HOTEL AND SUITES FOR:  
**CANDLEWOOD SUITES**  
CENTREVILLE, MISSOURI 63002  
207 SPARTAN ST. LOUIS BLVD.

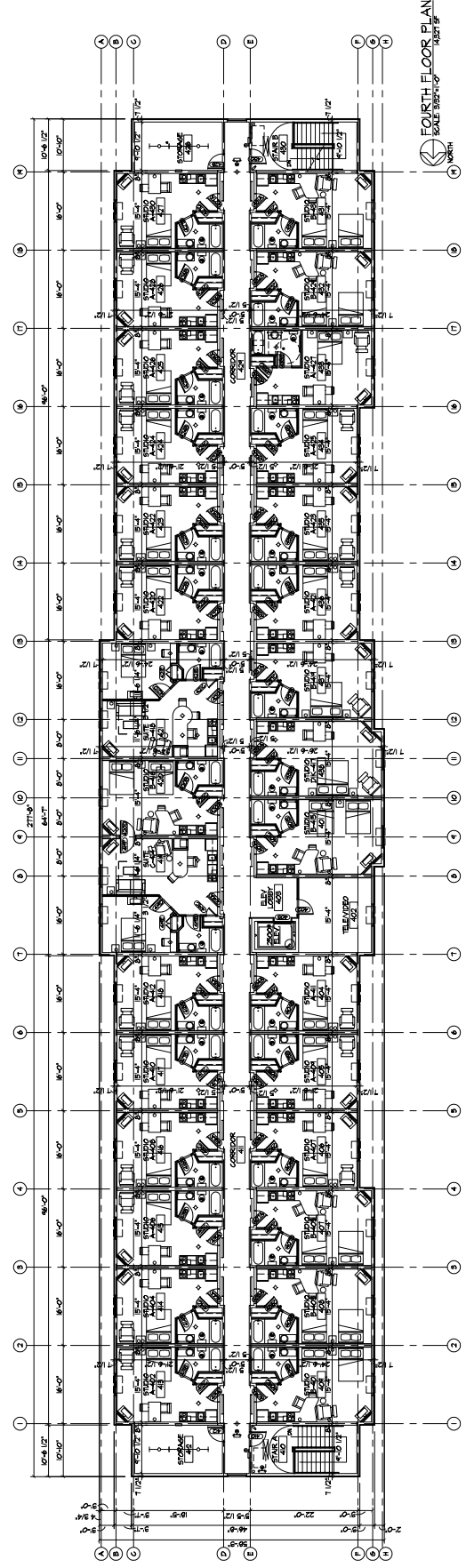
PROPERTY CODE:  
**SUITES**  
**CANDLEWOOD**

DATE: **AUGUST 9, 2009**  
REVISIONS:  
USP NO. **08024**

**Erwinsons**  
ARCHITECTS-PLANNERS  
P.L.L.C.  
6301 W. MAIN  
SUITE 150  
MRYVILLE, E. 63062  
WWW.ERWINSONP.COM  
(618) 244-8839  
FAX (618) 244-1150



2009 ERWINSON ARCHITECTS - PLANNERS



FOURTH FLOOR PLAN  
 SOUTH EAST SIDE OF HOTEL PLAN



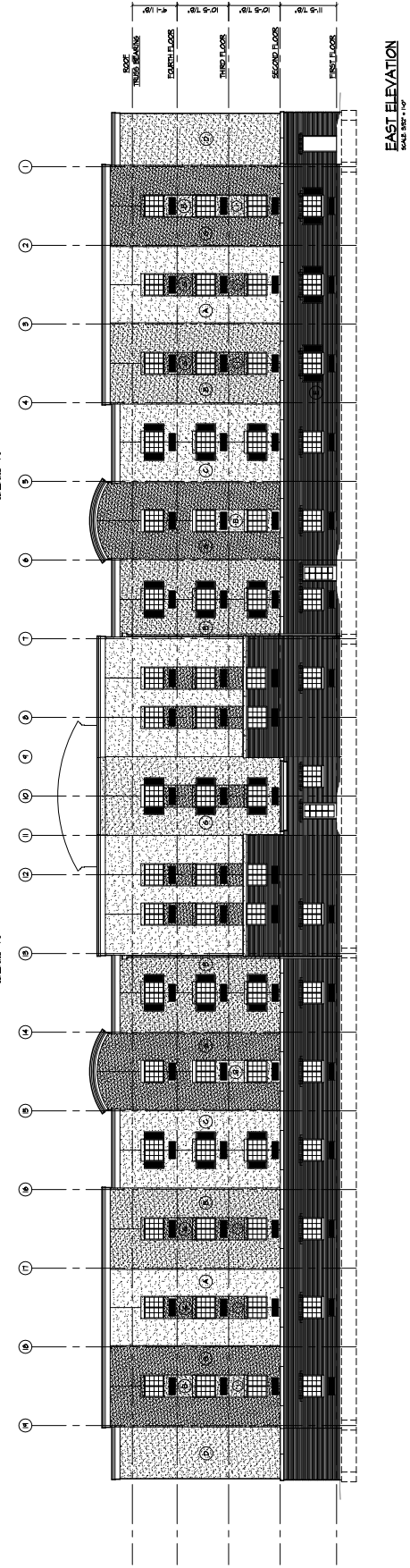
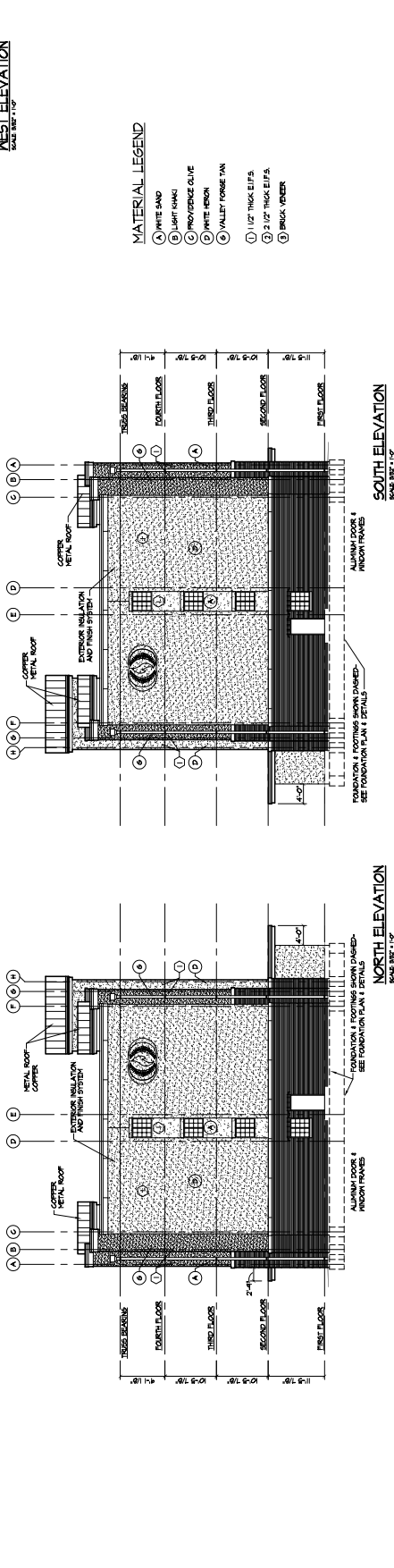
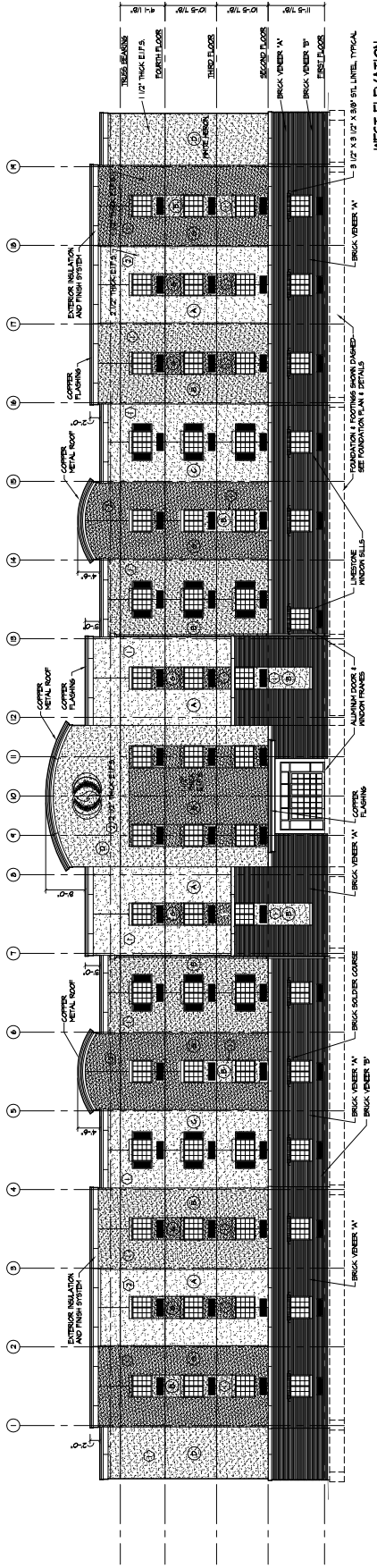
(816) 244-8839  
 FAX (816) 244-1100  
**Erwin**  
 ARCHITECTS-PLANNERS  
 6201 W. MAIN  
 SUITE 150  
 MARYLAND, MO 63022  
 www.erwinpp.com

USG NO. 0 0 2 4  
 DATE: AUGUST 9, 2009  
 REVISIONS

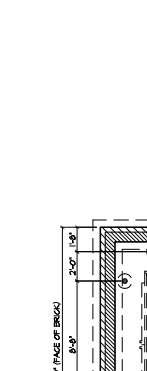
PROPERTY CODE:  
**CANDLEWOOD SUITES**  
 A NEW HOTEL AND SUITES FOR:

807 SPIRIT OF ST. LOUIS BLVD.  
 CENTRALIA, MISSOURI 63005  
**CANDLEWOOD SUITES**  
 EXTERIOR ELEVATIONS

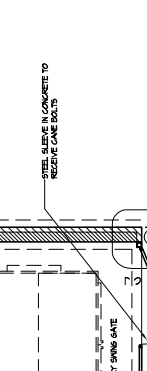
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**A2.0**



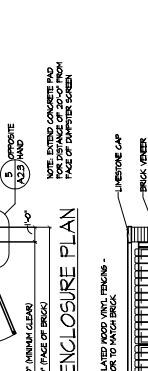
- MATERIAL LEGEND**
- A WHITE SAND
  - B LIGHT GRAY
  - C PROVIDENCE OLIVE
  - D WHITE IRON
  - E VALLEY FORGE TAN
  - F 1/2\"/>
  - G 3/4\"/>
  - H BRICK, VENER



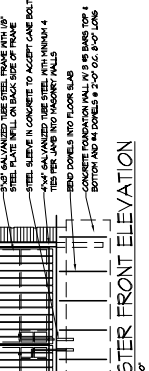
4 ROOF FRAMING PLAN  
 SCALE 1/4"=1'-0"



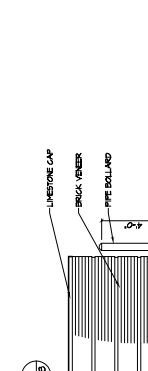
5 FLOOR PLAN  
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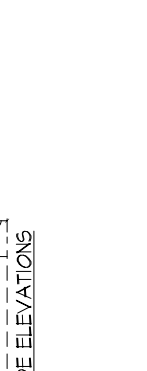
6 ELEVATION  
 SCALE 1/4"=1'-0"



7 BEAM AT COLUMN  
 SCALE 1/2"=1'-0"



1 DUMPSTER ENCLOSURE PLAN  
 SCALE 1/4"=1'-0"



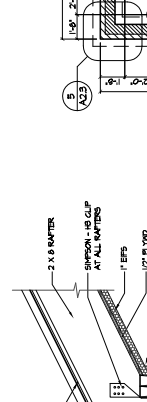
2 DUMPSTER FRONT ELEVATION  
 SCALE 1/4"=1'-0"



3 REAR & SIDE ELEVATIONS  
 SCALE 1/4"=1'-0"



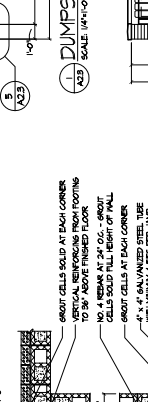
4 WALL SECTION  
 SCALE 1/2"=1'-0"



7 BEAM AT COLUMN  
 SCALE 1/2"=1'-0"



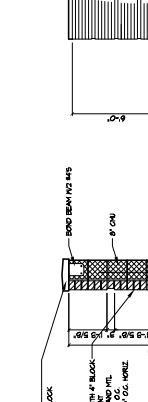
5 DUMPSTER PLAN DETAIL  
 SCALE 1/2"=1'-0"



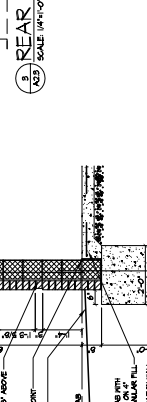
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3 REAR & SIDE ELEVATIONS  
 SCALE 1/4"=1'-0"



2 DUMPSTER FRONT ELEVATION  
 SCALE 1/4"=1'-0"



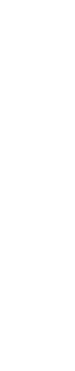
1 DUMPSTER ENCLOSURE PLAN  
 SCALE 1/4"=1'-0"



5 FLOOR PLAN  
 SCALE 1/4"=1'-0"




6 ELEVATION  
 SCALE 1/4"=1'-0"



4 ROOF FRAMING PLAN  
 SCALE 1/4"=1'-0"


  
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USG NO. 0 0 2 4  
 DATE: AUGUST 9, 2009  
 REVISIONS:

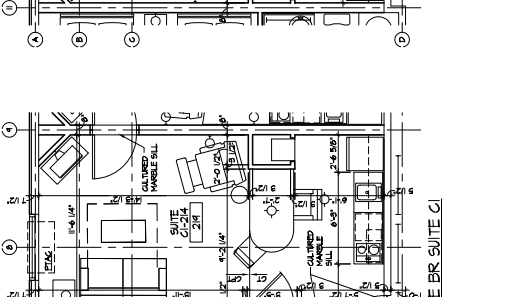
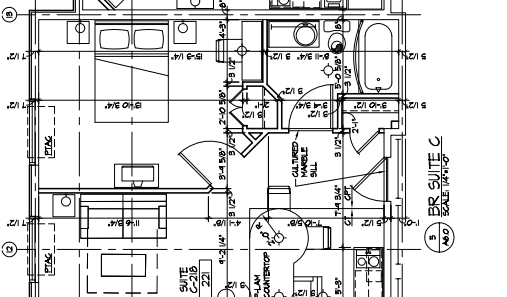
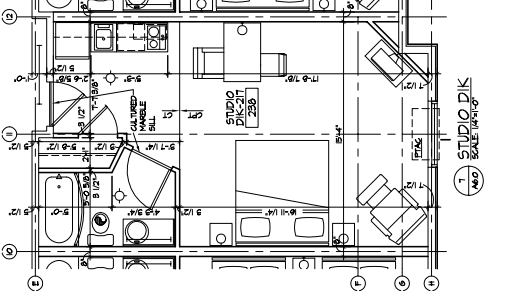
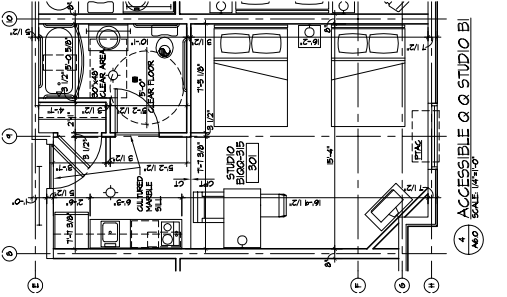
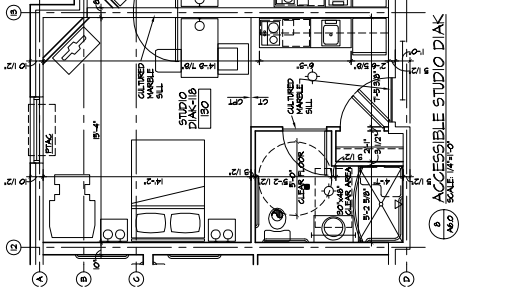
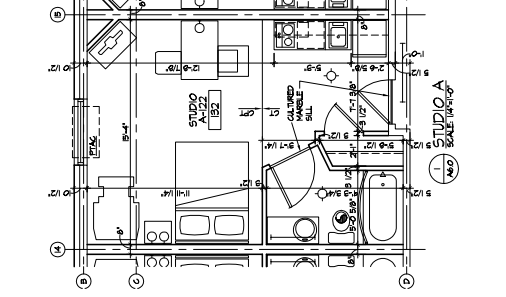
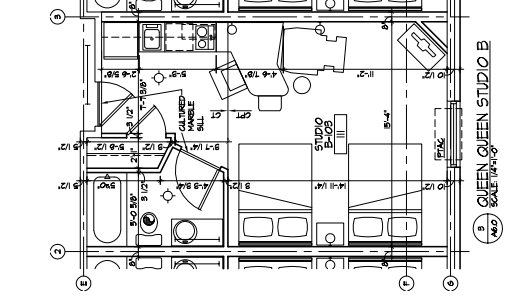
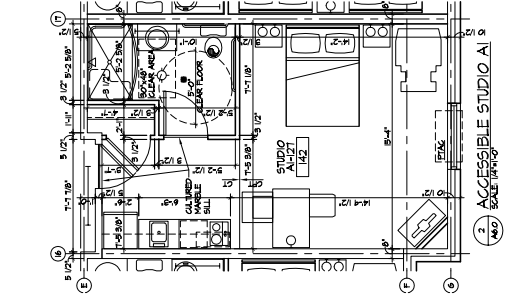
PROPERTY CODE:  
**CANDLEWOOD SUITES**  


A NEW HOTEL AND SUITES FOR:  
**CANDLEWOOD SUITES**  
 207 SPURT OF ST. LOUIS BLVD.  
 CENTREVILLE, MISSOURI 63002

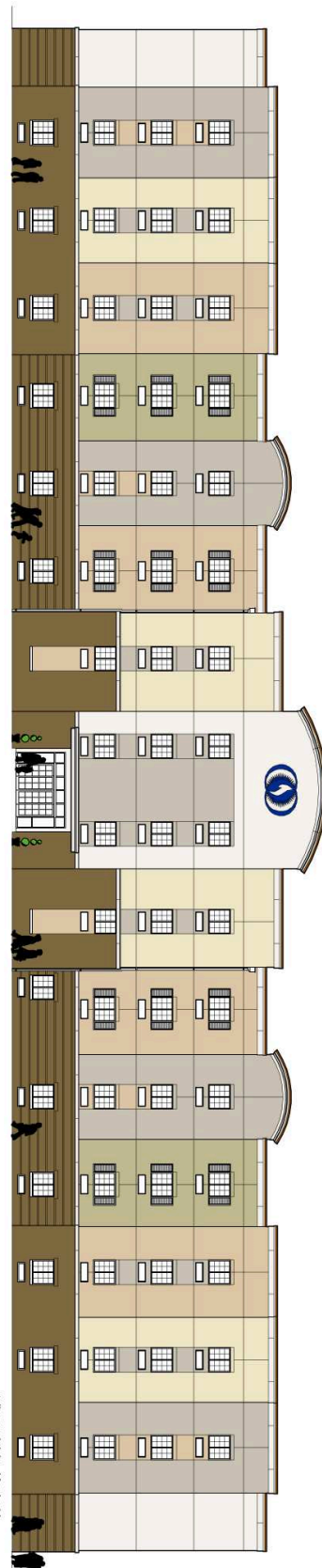
TYPICAL ENLARGED PLANS  
 SHEET  
**A6.0**

2008 ENVIRONICS ARCHITECTS - PLANNERS

NOTE: SEE SHEET A6.3 FOR FURNITURE LAYOUT.







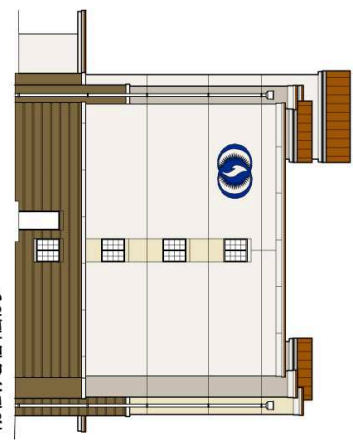
WEST ELEVATION  
0' 2' 4' 8' 16' 32'

CANDLEWOOD SUITES - EXTERIOR COLOR SPECIFICATIONS

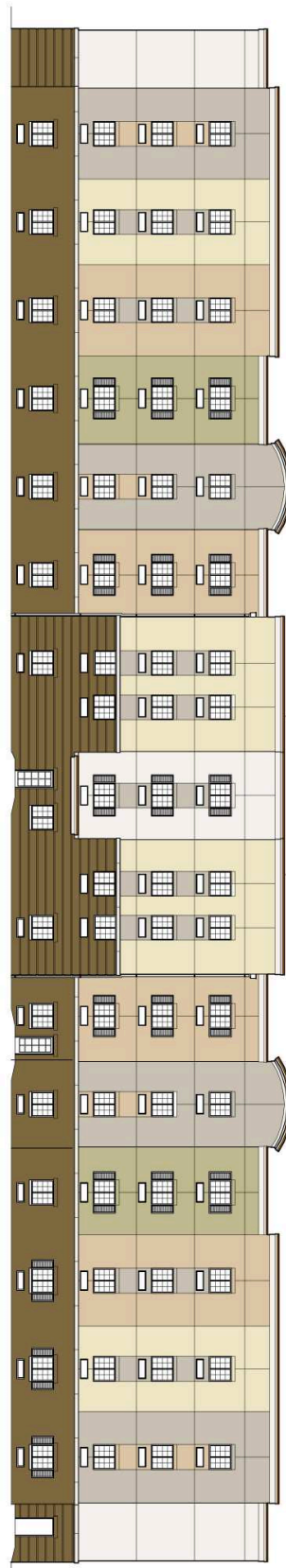
MATERIAL	COLOR	COLOR NUMBER
MANUFACTURER		
BENJAMIN MOORE COLORS	WHITE SAND	OC-10
BENJAMIN MOORE COLORS	ELFS	2146-40
BENJAMIN MOORE COLORS	LIGHT KHAKI	HC-8B
BENJAMIN MOORE COLORS	PROVIDENCE OLIVE	OC-5T
BENJAMIN MOORE COLORS	ELFS	AC-2B
BENJAMIN MOORE COLORS	VALLEY FOREST TAN	8X16 OR 8X50
BELDEN BRICK	FACE BRICK	8X16
BELDEN BRICK	INSET BRICK	8X16
SPANSEA BUILDING CORP.	SILLS-CASTSTONE	84 WHITE



NORTH ELEVATION  
0' 2' 4' 8' 16' 32'



SOUTH ELEVATION  
0' 2' 4' 8' 16' 32'



EAST ELEVATION  
0' 2' 4' 8' 16' 32'

A NEW HOTEL AND SUITES FOR:  
**CANDLEWOOD SUITES**  
 801 SPIRIT OF ST. LOUIS BLVD. CHESTERFIELD, MISSOURI 63005  
**EXTERIOR ELEVATIONS**



DATE: AUGUST 8, 2008  
 REVISIONS:  
 JOB NO: 08024

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 6201 W. Main Suite 150  
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**II. B.**

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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October 10, 2008

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**Re: The Smokehouse (Annie Gunn's Restaurant):** Amended Architectural Elevations for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

Dear Board Members:

Lawrence Fabric Structures and Dick Busch Architects, have submitted, on behalf of The Smokehouse and Annie Gunn's Restaurant Amended Architectural Elevations and an Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is for a one story addition to the building enclosing an existing patio for restaurant use. Materials will be a steel framed fabric membrane structure. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Ordinance 2125. The original two-story structure is listed on the Inventory of Historic Buildings.

**Actions Requested**

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

Mara M. Perry, AICP  
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name:** Downtown Chesterfield Lots 3-6 (Buildings D, E, F, & G)  
**Date of Review:** 07-11-08

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	NA		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
<b>CHAPTER TWO: Building all Structures</b>			
<b>I. All Structures:</b>			
A. General Architectural Guidelines	X		

<b>Guideline Description</b>	<b>Addressed as Written</b>	<b>Addressed with Modification (1)</b>	<b>Comments and Reference (2)</b>
B. Scale	<b>X</b>		
C. Design	<b>X</b>		
D. Relation to Adjacent Development	<b>X</b>		
E. Material/Colors	<b>X</b>		
<b>II. Residential Structures:</b>			
A. General Residential Architecture	<b>NA</b>		
B. Multiple-Family Architecture	<b>NA</b>		
<b>III. Non-residential Structures:</b>			
A. General	<b>X</b>		
B. Building Equipment Service	<b>X</b>		
C. Fast Food Restaurant Guidelines	<b>NA</b>		
D. Auto Service Station Guidelines	<b>NA</b>		
E. Shopping Center Guidelines	<b>NA</b>		
F. Chesterfield Valley Guidelines	<b>X</b>		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER THREE: Landscape Design</b>	NA		
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage	NA		
B. Lighting	NA		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	NA		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised:      October 2001  
                               January 2002

PROPOSED MEMBRANE STRUCTURE FOR

**ANNIE GUNN'S  
RESTAURANT**

16806 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI 63005

CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD



DATE: 9-29-08

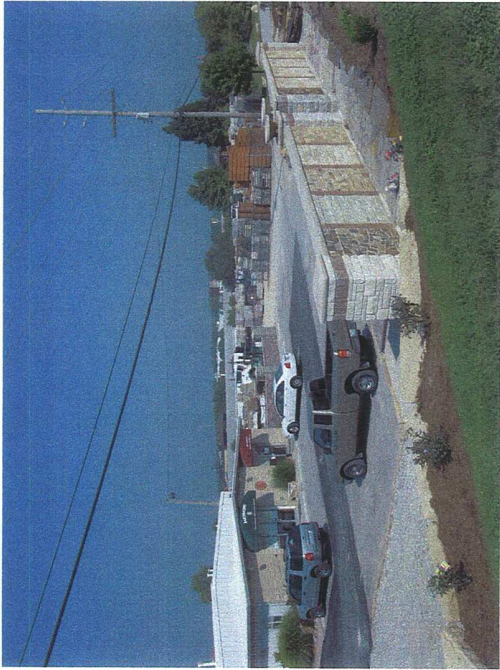
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4. ACTUAL PHOTOGRAPH NORTH ELEVATION
5. COLOR RENDERING EAST ELEVATION
6. ACTUAL PHOTOGRAPH EAST ELEVATION
7. COLOR RENDERING SOUTH ELEVATION
8. ARCHITECT'S STATEMENT





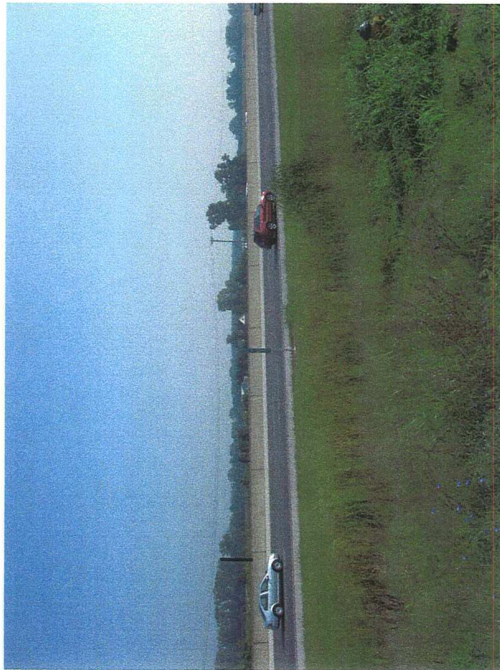
**PHOTOGRAPHS OF ADJACENT USES AND SITES**



NEIGHBORING PROPERTY TO THE SOUTH (ZONED: M-1 INDUSTRIAL USE: CONSTRUCTION MATERIAL WHOLESALER) ANNIE GUNN'S/SMOKEHOUSE IS LOCATED BEYOND TREE LINE SEEN ON THE RIGHT.



NEIGHBORING PROPERTY TO THE WEST (ZONED: M-3 INDUSTRIAL USE: STORAGE FACILITY RENTAL) VIEWED FROM CHESTERFIELD AIRPORT ROAD, LOOKING S.W.



NEIGHBORING PROPERTY TO THE NORTH, (ZONED: NON-URBAN, USE: AGRICULTURAL) VIEWED LOOKING N.W. ACROSS I-64/40.



NEIGHBORING PROPERTIES TO THE EAST (ZONED: C-3 SHOPPING DISTRICT, USES: MEDICAL OFFICE AND FINANCIAL INSTITUTION) VIEWED LOOKING S.E. ACROSS CHESTERFIELD AIRPORT ROAD.

ANNIE GUNN'S



NORTH ELEVATION

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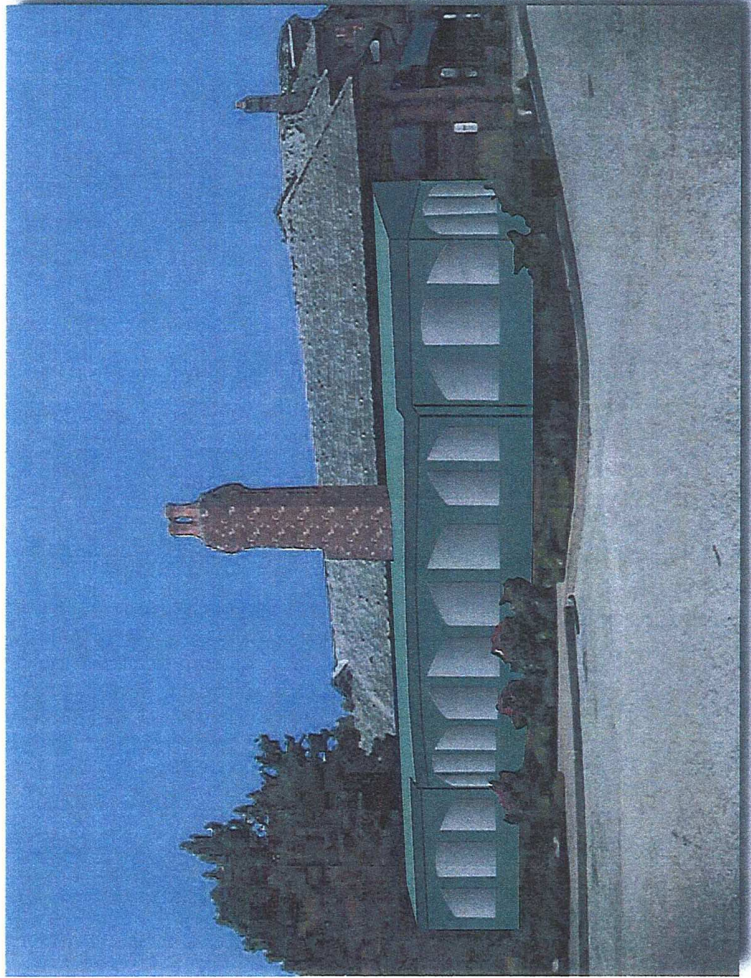
3509 Tree Court Industrial Blvd.  
St. Louis, MO 63122  
(636)861-0100  
(800)527-3840  
(636)861-0150 Fax  
sales@lawrencefabric.com  
www.lawrencefabric.com

ACTUAL PHOTOGRAPH



NORTH ELEVATION

ANNIE GUNN'S



3509 Tree Court Industrial Blvd.  
St. Louis, MO 63122  
(636)861-0100  
(636)527-3840  
sales@lawrencefabric.com  
www.lawrencefabric.com

EAST ELEVATION

©2008-19417

**ACTUAL PHOTOGRAPH**



**EAST ELEVATION**

ANNIE GUNN'S



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(636)861-0150 Fax  
sales@lawrencefabric.com  
www.lawrencefabric.com

SOUTH ELEVATION

©2008-19417

## ARCHITECT'S STATEMENT

THE EXTANT ANNIE GUNN'S/SMOKEHOUSE BUILDING IS A HANDSOME, INTERESTINGLY ARTICULATED, NORTH-FACING BRICK STRUCTURE. ITS CENTER SECTION IS TWO AND A HALF STORIES HIGH WITH WINGS, STEPPING DOWN IN HEIGHT TO THE EAST AND TO THE WEST.

THE SUBJECT OF THIS STATEMENT IS A ONE-STORY ADDITION TO THE BUILDING, IN THE FORM OF A PERMANENT MEMBRANE STRUCTURE ENCLOSING THE PATIO LOCATED AT THE END OF THE EAST WING. IT DESCRIBES THE APPEARANCE AND DESIGN INTENT OF THE ADDITION AND HOW IT RELATES TO ITS CONTEXT.

THE EXISTING LOW, LIMESTONE-CAPPED BRICK WALL THAT DEFINES THE PATIOS SHAPE REMAINS IN PLACE. THE NEW, STEEL-FRAMED ENCLOSURE FOLLOWS THE FOOTPRINT OF THE PATIO WHICH FEATURES A SEGMENTAL ARCH-SHAPED BAY. A DRY-LAID STONE WALL WITH A NARROW BAND OF MERMAMEC GRAVEL COVERS THE GROUND JUST OUTSIDE OF THE PATIO'S PERIMETER, VISUALLY INTEGRATING THE MEMBRANE STRUCTURE WITH THE LANDSCAPE DESIGN.

THE FRONT OF THE PATIO ENCLOSURE IS SETBACK FROM THE PRIMARY BRICK FACADE TO PROVIDE VARIED DEPTH ALONG THE BUILDING'S FRONT ELEVATION. THE SLOPED ROOF OF THE STRUCTURE TIES INTO THE WALL OF THE MAIN BUILDING JUST BELOW THE EAVES. THIS SENSITIVE SCALE AND PLACEMENT OF THE PATIO ENCLOSURE MAKE IT SUBORDINATE TO THE MAIN BUILDING AND CREATES BALANCE WITH THE SIMILARLY MASSED WEST WING. THE TEXTURE AND THE DARK GREEN COLOR OF THE PATIO ENCLOSURE'S FABRIC MATCH THE EXISTING WINDOW AND DOOR AWNINGS HARMONIZING THE ADDITION WITH THE EXISTING BUILDING.

CONSTRUCTION OF THE MEMBRANE STRUCTURE/PATIO ENCLOSURE REQUIRES NO CHANGES TO THE TOPOGRAPHY. AMPLE PEDESTRIAN CIRCULATION PATHS SURROUND THE PATIO AREA. A COLLECTOR WALK STARTS AT THE PARKING LOT EDGE, CONTINUES THROUGH RICHLY PLANTED GARDENS AND LEADS TO THE ANNIE GUNN'S MAIN ENTRANCE. THE CONFIGURATION AND LOCATION OF THE WALKWAY SEPARATES VEHICULAR AND FOOT TRAFFIC PROMOTING SAFE PEDESTRIAN MOVEMENT. BENCHES ADJACENT TO THE WALK PROVIDE INTEREST ALONG ITS PATH AS WELL AS FORMING OUTDOOR PUBLIC SPACES.

LANDSCAPED AREAS, FEATURING TREES, SHRUBS, ORNAMENTAL GRASSES AND EXTENSIVE PERENNIAL BEDS, ARE MAXIMIZED AROUND THE PATIO ENCLOSURE TO PROVIDE CONTINUITY OF LANDSCAPE DESIGN THROUGHOUT THE SITE. HUMAN-SCALE, PERIOD-STYLE LIGHT POSTS ADD APPEAL TO THE SURROUNDINGS AND CREATE AN ATTRACTIVE IMAGE AT NIGHT.

THE ANNIE GUNN'S/ SMOKEHOUSE BUILDING WITH ITS NEW PATIO ENCLOSURE EXHIBIT INTERESTING, VARIED, DESIGN ELEMENTS ON A UNIQUELY LANDSCAPED SITE. FROM NEIGHBORING PROPERTIES AND FROM ADJACENT THOROUGHFARES IT OFFERS A PLEASING VIEW THAT CONVEYS AN ENDURING, WELCOMING, HIGH-QUALITY, ARCHITECTURAL CHARACTER.



**THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
August 14, 2008**

**PRESENT**

Mrs. Mary Brown  
Mr. Bryant Conant  
Mr. Bud Gruchalla  
Mr. Dave Whitfield  
Mr. Rick Clawson  
Ms. Lu Perantoni, Planning Commission Liaison  
Ms. Amy Nolan, Planning Commission Member  
Ms. Wendy Geckeler, Planning Commission Member  
Ms. Mara Perry, Senior Planner  
Ms. Carol Olejniczak, Administrative Secretary

**ABSENT**

Mr. Matt Adams  
Mr. Gary Perkins

**I. CALL TO ORDER:** Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

**II. PROJECT PRESENTATIONS:**

- A. Kraus Farm Office Center/Building A (Opus Northwest):** A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 14.414 acre tract of land zoned "PC" Planned Commercial District located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Rick Clawson recused himself from the discussion and voting because his architectural firm is directly involvement in the project.

Senior Planner, Mara Perry, presented for Senior Planner, Anissa McCaskill-Clay, who was unable to attend. The project request is for a 172,665 square feet commercial office building which is the first building of two that will occupy the site. The site is zoned "PC" Planned Commercial District. There is a parking garage to the rear of the building and a retention basin to the front. Additionally, at the very rear of the site, behind the fire lane, there is a green area that is proposed to be dedicated to the City for recreational use. The building and parking garage exterior materials will consist of architectural pre-cast concrete, tinted glass, and pre-finished metal panels. The landscape plan has been reviewed by Staff, and there are no outstanding issues at this time.

Item(s) Discussed:

- Retention basin in front has the possibility of having a fountain feature, but it is not proposed at this time
- Berm in back with retaining wall screens residential neighbors off Conway Rd. from building
- Walkway from parking garage to building is made of pavers and accent pavement
- Trash enclosure is located out of the way, under trees and is an 8 ft. high enclosure with materials that match the building
- Site meets all of Monarch Chesterfield Fire District's requirements
- Both retention basins will be constructed at the same time but the second one will be dry until the second building is constructed
- Retaining wall will be a modular split face architectural retaining wall
- Purpose of aquatic bench is for water quality requirements by MSD that they adopted last October
- Doorway access
- Strong pedestrian pathway between parking garage and building
- Second building will be a mirror image of the first building

**Mary Brown made a motion to forward the project for approval.**

**Bryan Conant seconded the motion.**

**The motion passed by voice vote 5-0**

- B. Spirit Valley Business Park, Lot 12 (Chesterfield Fence):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 3.47 acre parcel located at 620 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Senior Planner, Mara Perry, presented for Project Planner, Justin Wyse, who was unable to attend. The project request is for a 25,000 square ft. building on a 3.47 acre parcel of land. The site is zoned "PI" Planned Industrial District. The exterior building materials will consist of tilt-up concrete panels and glass. The roof will be a pre-finished, standing seam, metal roof. Chesterfield Fence is expanding their current location to this site and they will be connected in the rear to their adjacent property by a gate. There will be a fence surrounding the site. Landscaping and lighting are still under review by Staff at this time.

Item(s) Discussed:

- Fencing will surround the area of the lot that is being used for storage, just the rear of the lot, not the parking area in front
- Fence material will consist of chain-link with vinyl slats
- Trash enclosure can be constructed of either tilt-up concrete panels or masonry

- Landscaping to side and rear are limited due to drainage swales; additionally landscaping was added to other areas of the site to compensate
- Space behind building that is fenced in will be used for material storage
- Roof-top units will be hidden with parapet wall everywhere but in the rear; question of visibility from the rear
- Gutters and downspouts will be used and will be a darker color compared to the building

**Rick Clawson made a motion to forward the project for approval, with the following recommendations:**

- 1. Rooftop units must be adequately screened so they are not visible**
- 2. Trash enclosure material to be an architectural concrete block, painted to match the color of the building**

**Dave Whitfield seconded the motion.**

**The motion passed by voice vote 5-0**

### **III. APPROVAL OF THE MEETING SUMMARY**

#### **A. July 17, 2008**

**Discussion of the meeting summary to be approved as written.**

**Rick Clawson made a motion to approve the meeting summary with the correction of removing the “1.” bullet in the motion made for project IIA.**

**Mary Brown seconded the motion.**

**The motion passed by voice vote 5-0**

### **IV. OLD BUSINESS**

**The Architectural Review Standards given to the members was exactly the same as what was posted on the website. Verbally, Mara Perry made two changes that were asked to be changed after the packet was given out. The two changes were:**

- 1. In the Makeup of the Board section, it talks about a liaison from Chesterfield Arts and it is suppose to say, “Member of the Chesterfield Arts Board.”**
- 2. Many of the City’s titles have changed, due to this it was written, “Department of Planning and Development Services will be reviewing single-family residential,” it should say, “Department of Planning and Public Works.”**

**Members of the Architectural Review Board discussed the Architectural Review Standards and what it allows and does not allow them to do. Discussion was centered on the positives and negatives of the document.**

**Mara Perry made the recommendation to bring up any questions and comments at Planning Commission.**

**V. NEW BUSINESS**

**Under the Terms of the Officers, the Architectural Review Board thought it might be necessary to hold an election of new officials at the next meeting. Mara Perry informed the Board that she would review the by-laws and see if it was necessary at this time. The Board would be informed before the next meeting if a vote is or is not required.**

**VI. ADJOURNMENT**

**Meeting adjourned at 7:40 p.m.**

**Bud Gruchalla made a motion to adjourn the meeting.**

**Bryant Conant seconded the motion.**

**The motion passed by voice vote 5-0**